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CLERK US DISTRICT COURT DISTRICT OF NEVADA	
BY: _____ DEPUTY	

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**HIGHLAND RANCH HOMEOWNERS ASSOCIATION**

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

NATIONSTAR MORTGAGE LLC,

Plaintiff,

vs.

RAVENSTAR INVESTMENTS, LLC;  
NICHOLAS HEATHMAN; HIGHLAND  
RANCH HOMEOWNERS ASSOCIATION; and  
GAYLE A. KERN & ASSOCIATES, LTD.,  
d/b/a KERN & ASSOCIATES, LTD.,

Defendants.

Case No.: 3:16-cv-00638

**STIPULATION AND ORDER TO  
EXTEND DATE BY WHICH  
HIGHLAND RANCH HOMEOWNERS  
ASSOCIATION SHALL HAVE TO  
ANSWER OR OTHERWISE  
RESPOND TO COMPLAINT**

**(SECOND REQUEST)**

Plaintiff, Nationstar Mortgage, LLC ("Nationstar") and Defendant, Highland Ranch Homeowners Association ("Highland Ranch"), by and through their respective counsel, stipulate as follows:

Nationstar filed a Complaint on November 7, 2016, therein naming Highland Ranch Ravenstar Investments, LLC ("Ravenstar"), and other Defendants. (ECF No. 1.) On March 23, 2017, the Court entered an order staying this case based on a stipulation filed by the parties. (ECF No. 45.) Under the terms of the order (ECF No. 45), all pending motions, including Highland Ranch's motion to dismiss Nationstar's claims (ECF No. 19), were deemed withdrawn, subject to re-filing after the stay was lifted. On August 15, 2017, the Court lifted the stay in light

1 of the U.S. Supreme Court's denial of writ of certiorari in *Bourne Valley Court Trust v. Wells*  
2 *Fargo, N.A.* (ECF No. 50).

3       Shortly after the stay was lifted, the parties discovered Ravenstar filed for bankruptcy.  
4       Thereafter, on September 12, 2017, Ravenstar filed a notice of bankruptcy (ECF No. 52). On  
5       September 20, 2017, Nationstar filed a status report to address the bankruptcy issues (ECF No.  
6       55). On October 3, 2017, Highland Ranch filed a request for status conference to address the  
7       bankruptcy issues (ECF No. 58). A status conference has not yet been scheduled. To allow the  
8       parties to further assess the impact of Ravenstar's bankruptcy (and the related automatic stay) on  
9       Highland Ranch HOA's response to Nationstar's Complaint, the parties filed a stipulation (ECF  
10       No. 60) to extend the time for Highland Ranch's response to the Complaint until November 10,  
11       2017 (ECF No. 1). On October 13, 2017, the Court granted the stipulation for extension (ECF  
12       No. 61).

13       The parties are still investigating the status of the bankruptcy proceedings and understand  
14       there is briefing pending in those proceedings that may further impact the claims pending in this  
15       case. To allow for this continuing investigation, the parties stipulate to allow Highland Ranch an  
16       additional forty days, or until December 20, 2017, to answer or other response to Nationstar's  
17       Complaint (ECF No. 1). In light of the bankruptcy issues, good cause exists to extend the time  
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1 for Highland Ranch's response. Subsequent to the lifting of the stay, the Court granted one prior  
2 extension for Highland Ranch's response to Nationstar's Complaint (ECF No. 61).

3 **IT IS SO STIPULATED.**

4 Dated this 8<sup>th</sup> day of November, 2017.

5 AKERMAN LLP

6  
7 By /s/ Karen Whelan

8 MELANIE D. MORGAN (SBN 8215)  
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Dated this 8<sup>th</sup> day of November, 2017.

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**IT IS SO ORDERED:**

  
United States Magistrate Judge

Dated: November 28, 2017

**CERTIFICATE OF SERVICE**

Pursuant to Federal Rule of Civil Procedure 5(b), I certify that I am an employee of Laxalt & Nomura, Ltd. and not a party to, nor interested in, the within action; that on the 8<sup>th</sup> day of November, 2017, a true and correct copy of the foregoing ***STIPULATION AND ORDER TO EXTEND DATE BY WHICH HIGHLAND RANCH HOMEOWNERS ASSOCIATION SHALL HAVE TO ANSWER OR OTHERWISE RESPOND TO COMPLAINT (SECOND REQUEST)*** was filed electronically through the Court's CM/ECF electronic notice system to the attorneys associated with this case.

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